

Woodstock Planning and Zoning Special Regulation Review Subcommittee

December 3, 2015 Lower Level, Woodstock Town Hall

1. Call to Order was at 7:30 PM by Chair J. Gordon.
2. Roll Call: J. Adiletta, K. Ebbitt, F. Rich, S. Blodgett, D. Young, J. Gordon, D. Durst. Planner D. Fey. D. Porter called out. Guest: Reva Seybolt.
3. Nov 5, 2015 Minutes: approved. (F. Rich/D. Young)
4. Citizen comments: none
5. Chair's report: Thanks to everyone, including the members of both the Ag Commission and the Conservation Commission, whose hard work is appreciated, as well as Delia as always. Please RSVP for the monthly meeting so the Chair can know in advance if a quorum will be present, in order to conduct the Public Hearing regarding Pond Road. In addition, the annual organizational meeting will be held including consideration of the Bylaws.
6. Discussion: Subdivision Regulations
Focusing on discussion of our Regulations for a period of time now, Chairman Gordon proposed that a list of bullet points of the topics which have been covered be created from his notes, from Planner Fey's, and the minutes. The Commission could then use it to formulate decision-making procedures for any changes that may be warranted in the Regulations. In addition, S. Blodgett's work can be reviewed regarding the language in our current Regulations. The consensus of the group: this is a workable plan and Chairman Gordon will create the list and get it out to the Commission members well in advance of the next meeting for preview.

Jim Larkin has been invited back to meet with the Commission to develop an action plan regarding maps. Chairman Gordon will schedule the meeting as soon as Mr. Larkin's schedule permits. Other Boards and Commissions can be involved as they will share use of the resource once it is created.
7. Other: F. Rich asked to confirm that the problems the Highway Department is facing with cul de sacs is on the Review list. S. Blodgett asked whether the Conservation Commission has submitted any comments about subdivisions. D. Durst asked about the RT 169 Committee meeting on Dec 9. Planner Fey will attend. S. Blodgett, a member of the Open Space Committee, asked the status of the Rosenfield/Zimmerman/Smith proposal. Chair Gordon confirmed that Planning and Zoning has corresponded with the Board of Selectmen indicating favorable review of the matter under CGS 8-24, and a Town Meeting will be scheduled to handle this and other matters, D. Durst suggested a future discussion of housing density, based on the Build-Out Analysis and the PoCD.
8. Agenda for next meeting: If Jim Larkin can attend, then the January 7th, 2016 meeting will focus on his follow up presentation to and discussion with the Commission, then at the February 2016 meeting, the Commission will continue to review various aspects of the Subdivision Regulations, utilizing the master list that will be prepared by Chairman Gordon. If Jim Larkin cannot attend, then the Commission at the January 7th, 2016 will continue to review various aspects of the Subdivision Regulations, utilizing the master list that will be prepared by Chairman Gordon.

9. Adjournment: (motion D, Young/F. Rich) was at 8:00 PM

Submitted by PZC Chairman, J. Gordon